



**FACT SHEET**  
February 2007

**HOW THE FINAL SOUTH COAST STRATEGY WILL HELP THE BEGA VALLEY LOCAL GOVERNMENT AREA**

**Employment**

- The Strategy targets 5,200 new jobs in the Bega Valley local government area. Increases are expected in the areas of finance, administration, business services, health and aged care, as well as tourism.
- This growth will be supported by identifying sufficient employment generating lands close to Bega and the major towns.
- Councils will be required to protect regionally significant employment lands, including the Port of Eden and Merimbula Airport, to help guarantee local employment for the future.

**Housing**

- Bega has been identified as an emerging major centre, with the capacity to grow into a strong regional administrative and service centre in the long term.
- Nowra–Bomaderry and Batemans Bay are the region's existing major centres.
- Merimbula has been identified as a major town, which is a shopping and business centre for the nearby district. The towns of Eden and Bermagui are also recognised as important to the South Coast character and to tourism.
- The Bega Valley's future population growth can be more than accommodated in existing vacant urban land in coastal centres including Merimbula, Bermagui and Eden.
- In the longer term however, housing around Bega will be encouraged through better service provision and improvements to local amenity.
- To help the economic base of existing villages and effective use of existing infrastructure, the Strategy does not support new towns or villages unless compelling reasons are presented and they can satisfy the Sustainability Criteria listed in the Strategy.
- Through local planning measures, the future housing mix will be better matched to the needs of smaller households and aged residents.

**Independent Panel Findings**

- The Strategy incorporates recommendations from an independent South Coast Sensitive Urban Lands Panel, which examined the suitability of 17 isolated and sensitive sites, all having some urban, rural residential or tourist development potential.

- The panel was chaired by former Deputy Premier and Planning Minister Andrew Refshauge. It undertook a number of public hearings and reported its findings in October 2006.
- In the Bega Valley local government area, this included the Tathra River Estate, land adjoining Lake Merimbula (south-west of Merimbula), south-west of Bega, Wollumla and Wallaga Lake.
- The Department of Planning will work with councils, developers/landowners and relevant State agencies, using the recommendations of the Panel to guide the finalisation of the development form and environmental management of the 17 sites.

### **Transport and Infrastructure**

- Regional infrastructure requirements listed in the Government's State Infrastructure Strategy are included in the South Coast Regional Strategy, to align growth and infrastructure.

### **Environment and Resources**

- In the Bega Valley area 16 coastal lakes, bays, rivers and estuaries have been identified as having significant environmental values. This includes the Nadgee Inlet and Wapengo Lake,
- Further residential rezonings in these catchments will only be allowed if can be demonstrated that they will have a neutral or beneficial effect on the condition of the waterway.

### **General**

- The South Coast Regional Strategy is designed to promote a sustainable, attractive and liveable future for the region by setting strong planning policies that extend beyond local government boundaries.